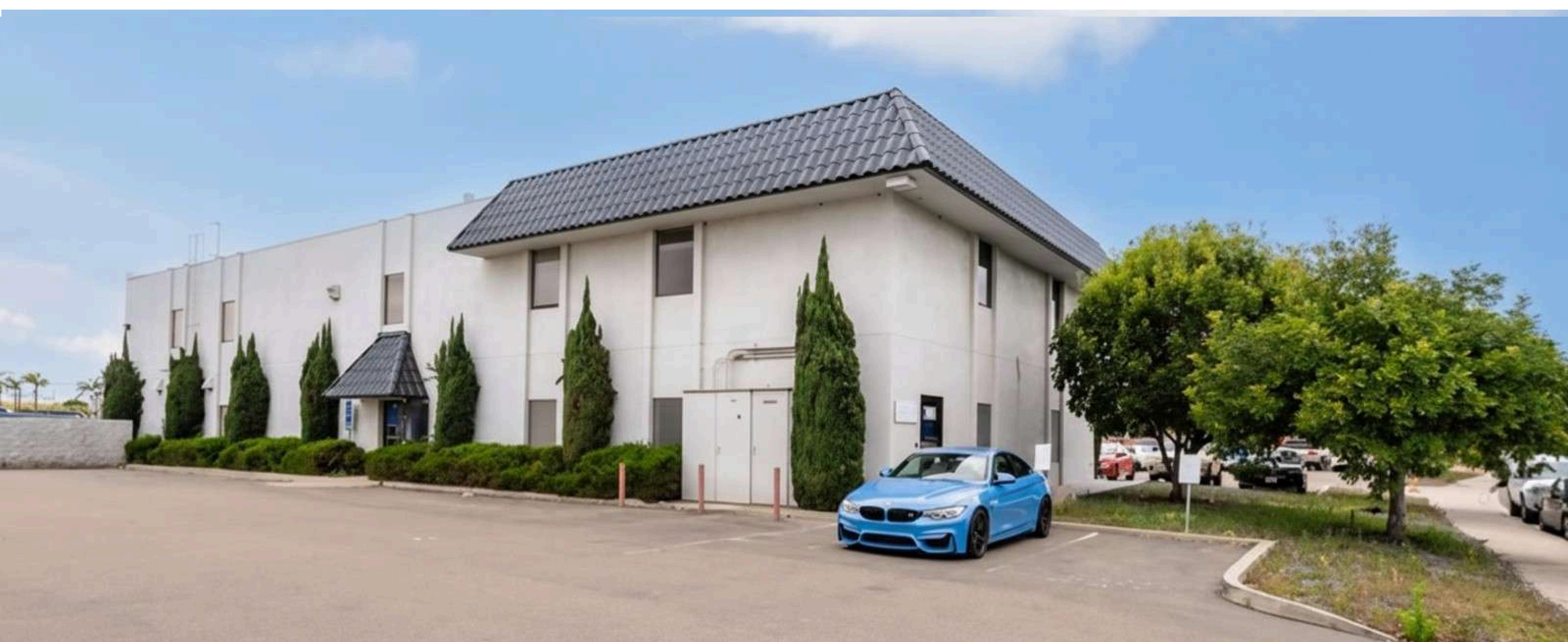


**7901 VICKERS ST., SAN DIEGO, CA 92111**



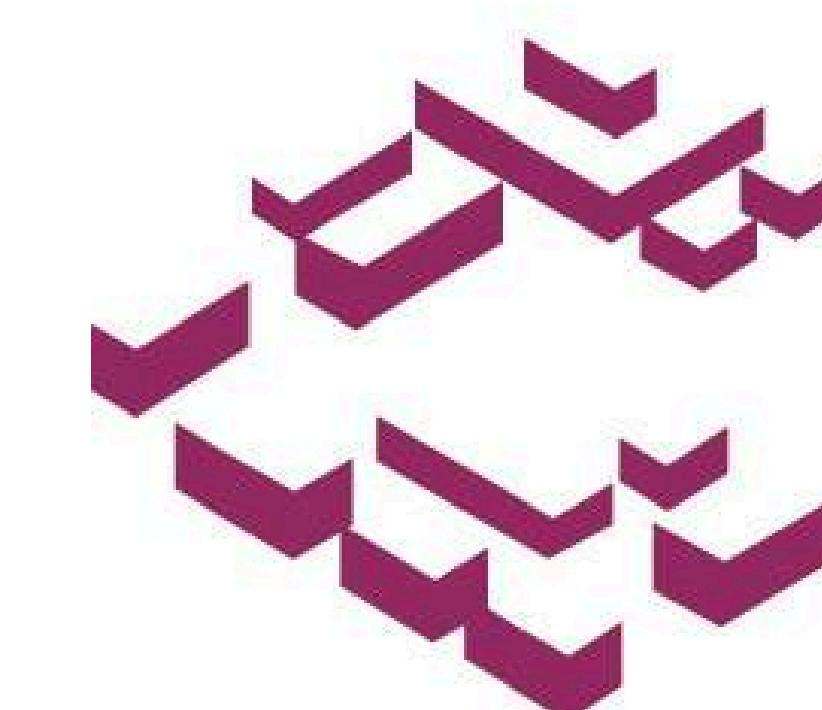
## **FOR SALE:**

**OWNER-USER & SBA OPPORTUNITY FROM  $\pm$  5,488 SF SF TO  $\pm$ 10,253 SF**



**TODD LAW**  
**Senior Vice President**

858.728.9305  
[tlaw@cgpincre.com](mailto:tlaw@cgpincre.com)  
CA DRE 01309241 - WA DOL 27587



**CAPITAL GROWTH  
PROPERTIES, INC.**

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# CONTENTS

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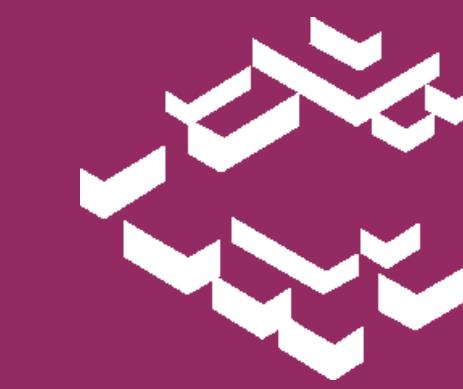
01 PROPERTY HIGHLIGHTS.....	4
02 PHOTOS.....	5
03 VIRTUAL TOUR.....	7
04 SITE DETAILS.....	8
05 PROPERTY SUMMARY.....	9
06 FLOORPLAN.....	10
07 PLAT MAP.....	13
08 AERIAL.....	14
09 DEMOGRAPHICS.....	16
10 MARKET OVERVIEW.....	17

# DISCLAIMER

The information contained in this Marketing Brochure for 7901 Vickers Street, located in San Diego, California 92111, is proprietary and strictly confidential. No portion of the information, including, but not limited to, any details and documents relating to the property, is guaranteed in any manner. This brochure has been prepared to provide a general overview and unverified information to prospective parties, with the intent of establishing preliminary interest in the subject property.

Neither the Owner nor Capital Growth Properties, Inc. makes any representations or warranties regarding the accuracy, completeness, or reliability of the information provided, and shall not bear any liability or responsibility for its content. Prospective buyers are strongly encouraged to conduct their own independent investigations, inspections, and analyses when evaluating the property.

These materials may not be relied upon for any purpose other than to make a preliminary decision regarding further due diligence or potential offer consideration. No part of this information may be used, copied, or disclosed for any other purpose beyond the evaluation of the property.



## OFFICE/LAB SPACE FOR SALE

- **Offices & Labs:** 13 Offices | 19 Labs
- **Restrooms:** 4 Total (1 with Shower)
- **Amenities:** Kitchenette & Lounge Area
- **Extras:** Furnishings Included
- **Owner-User & SBA opportunity from ± 5,488 SF SF TO ±10,253 SF**



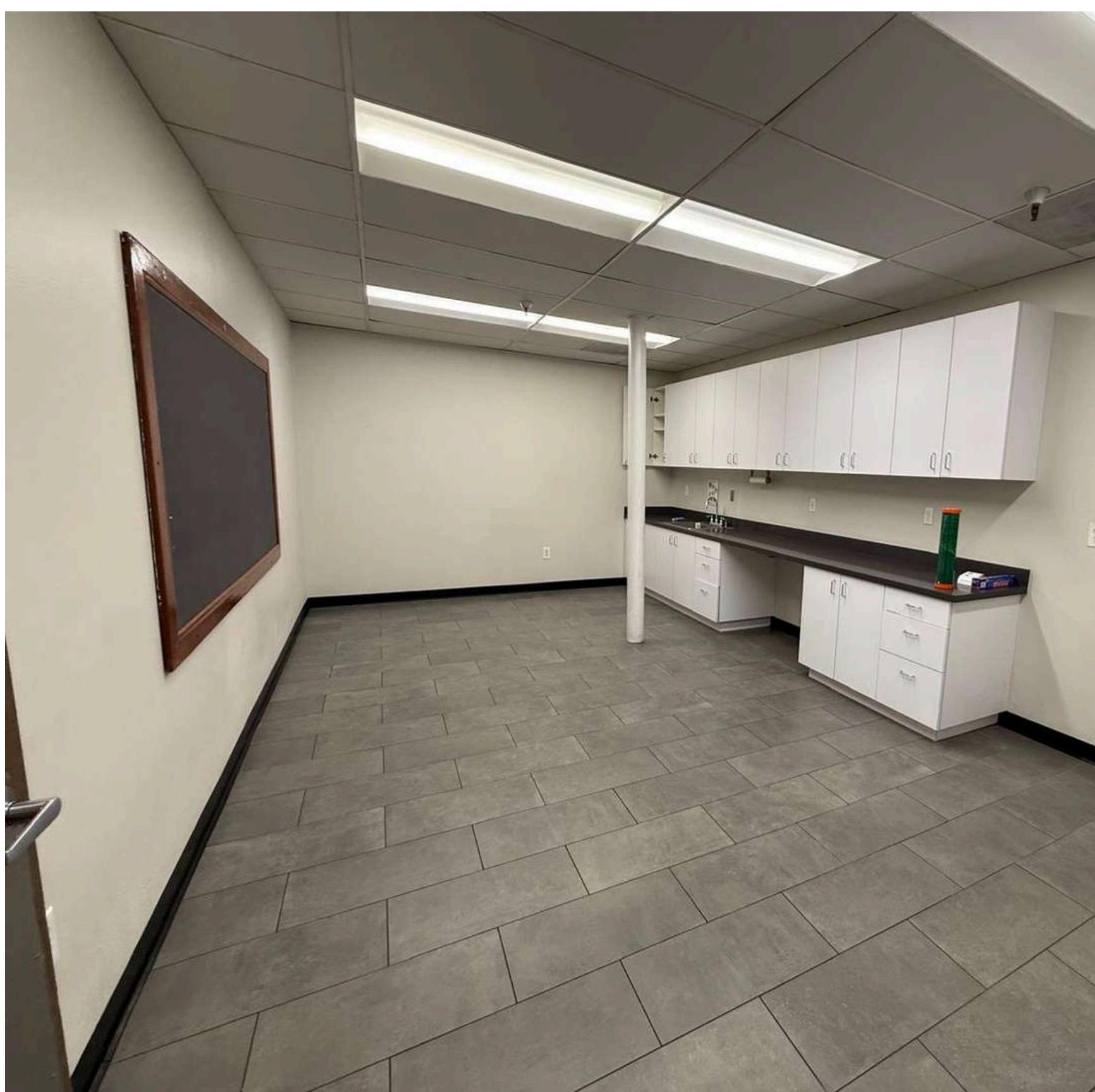
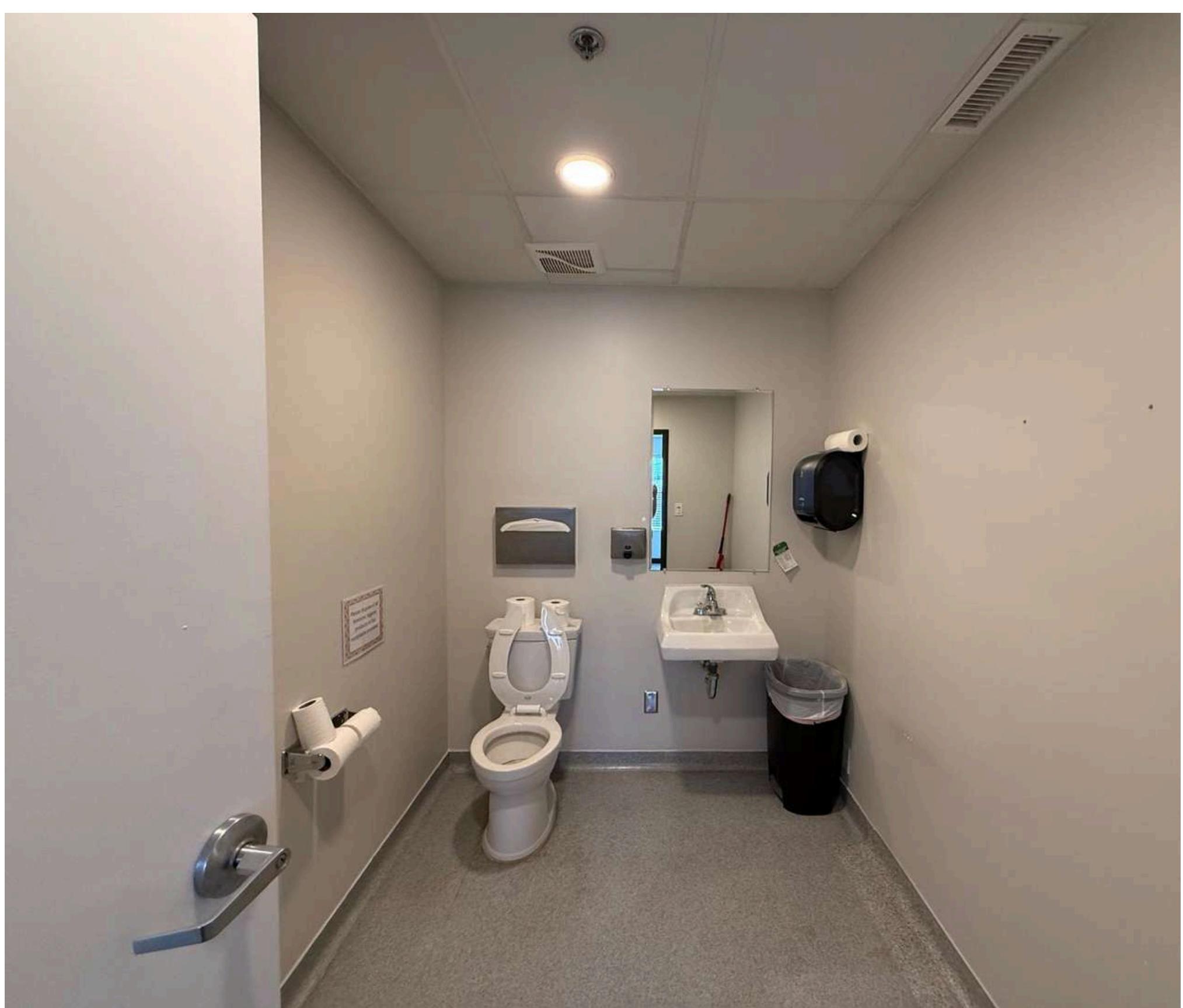
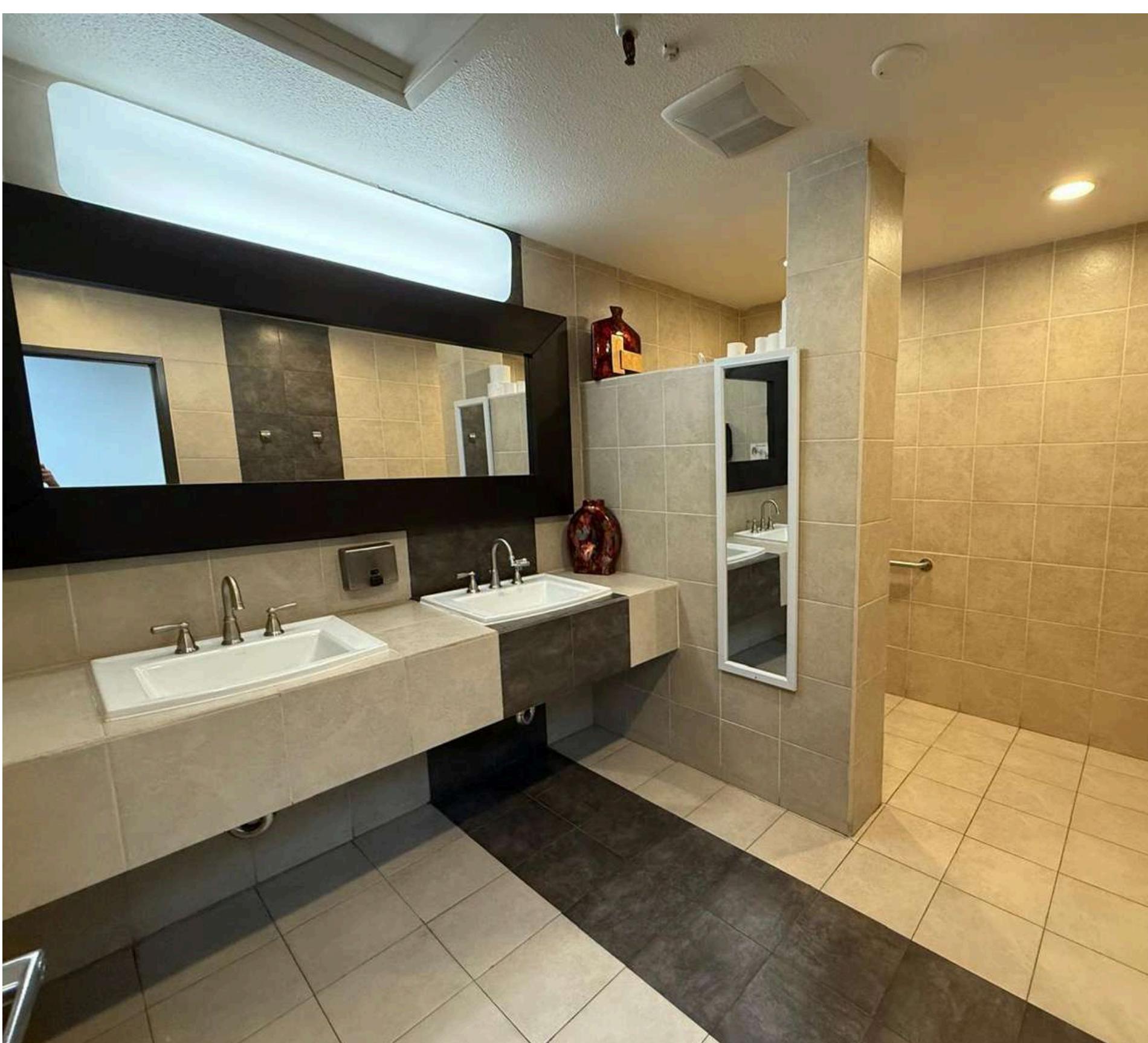
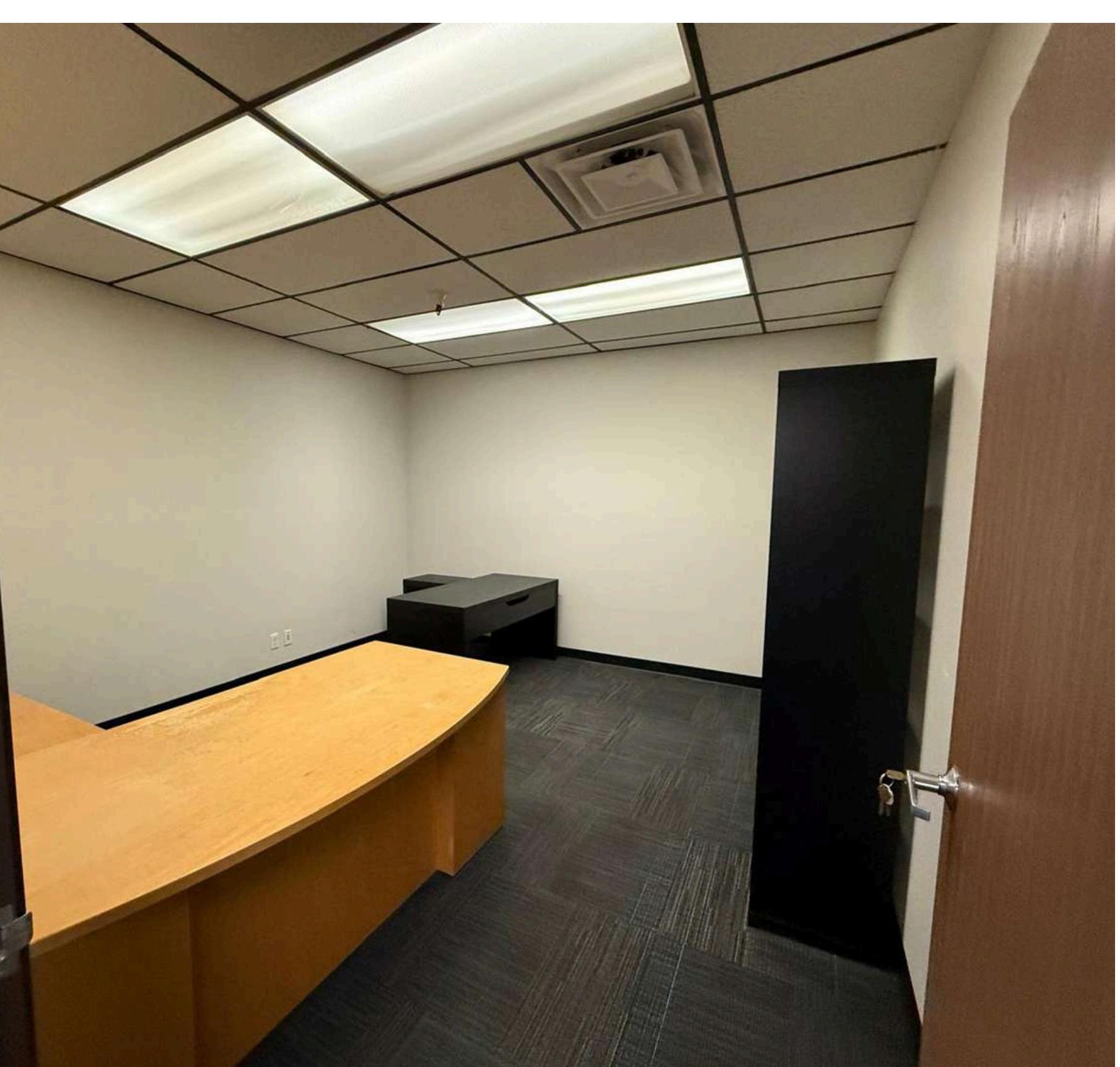
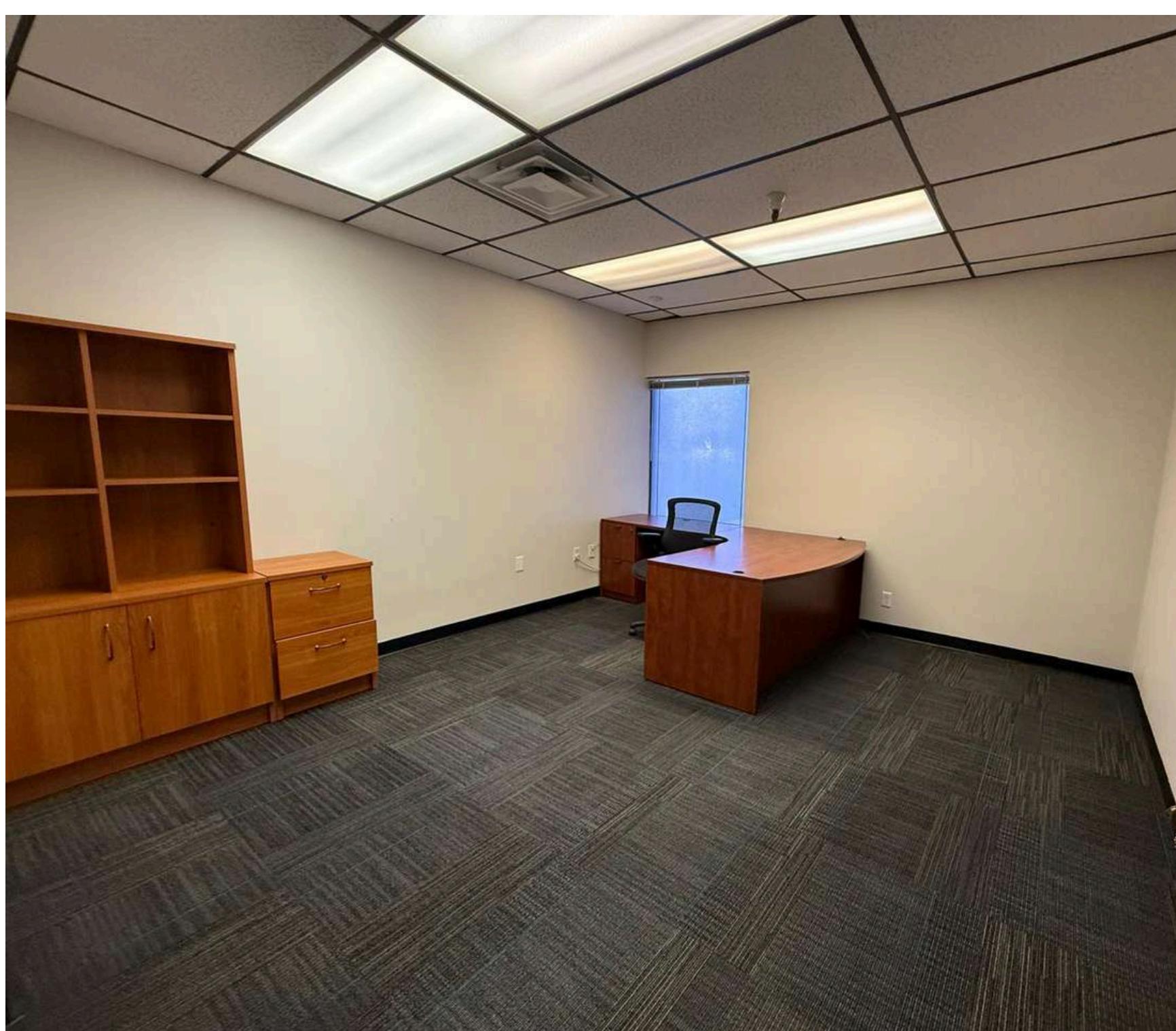
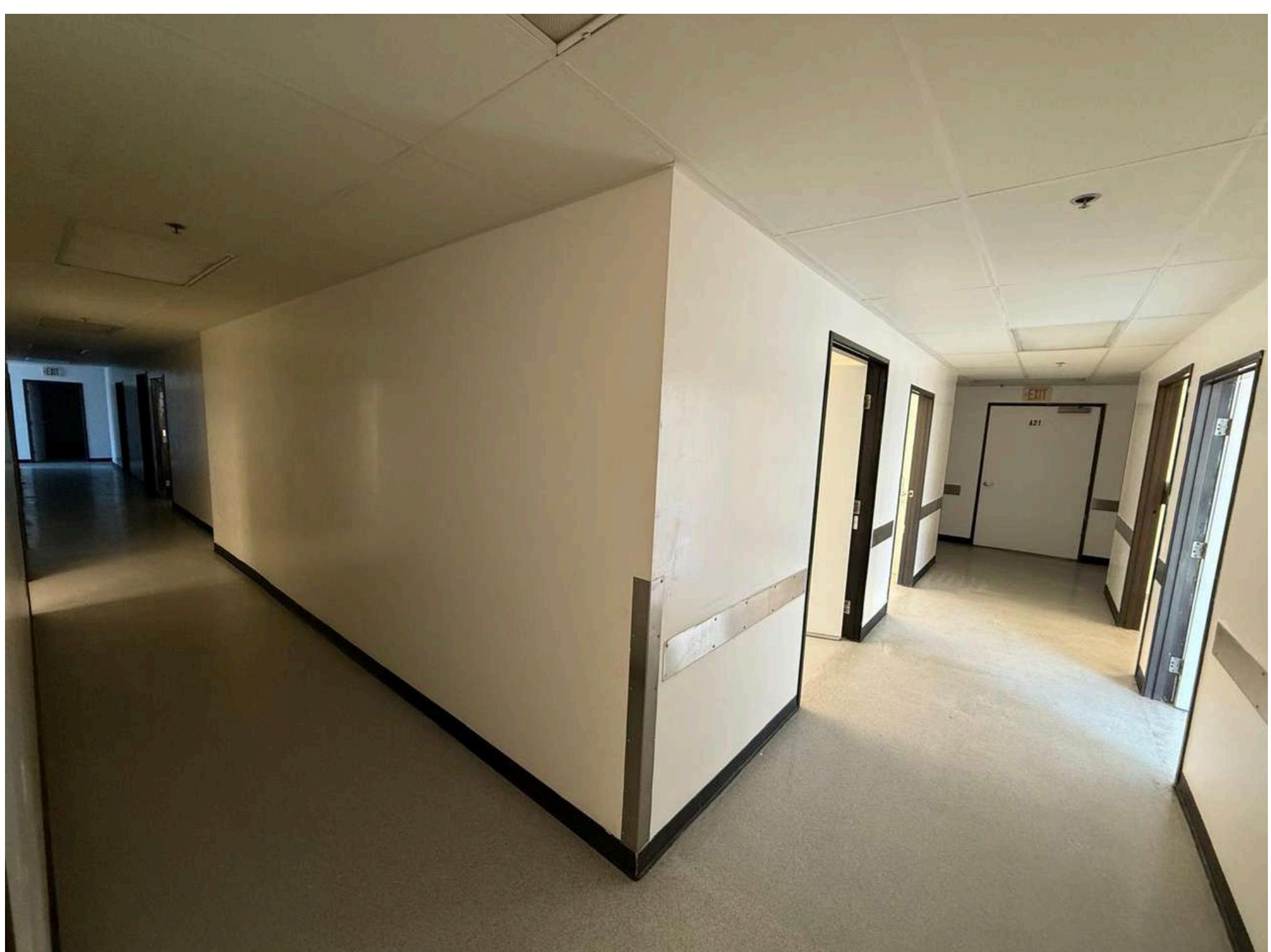
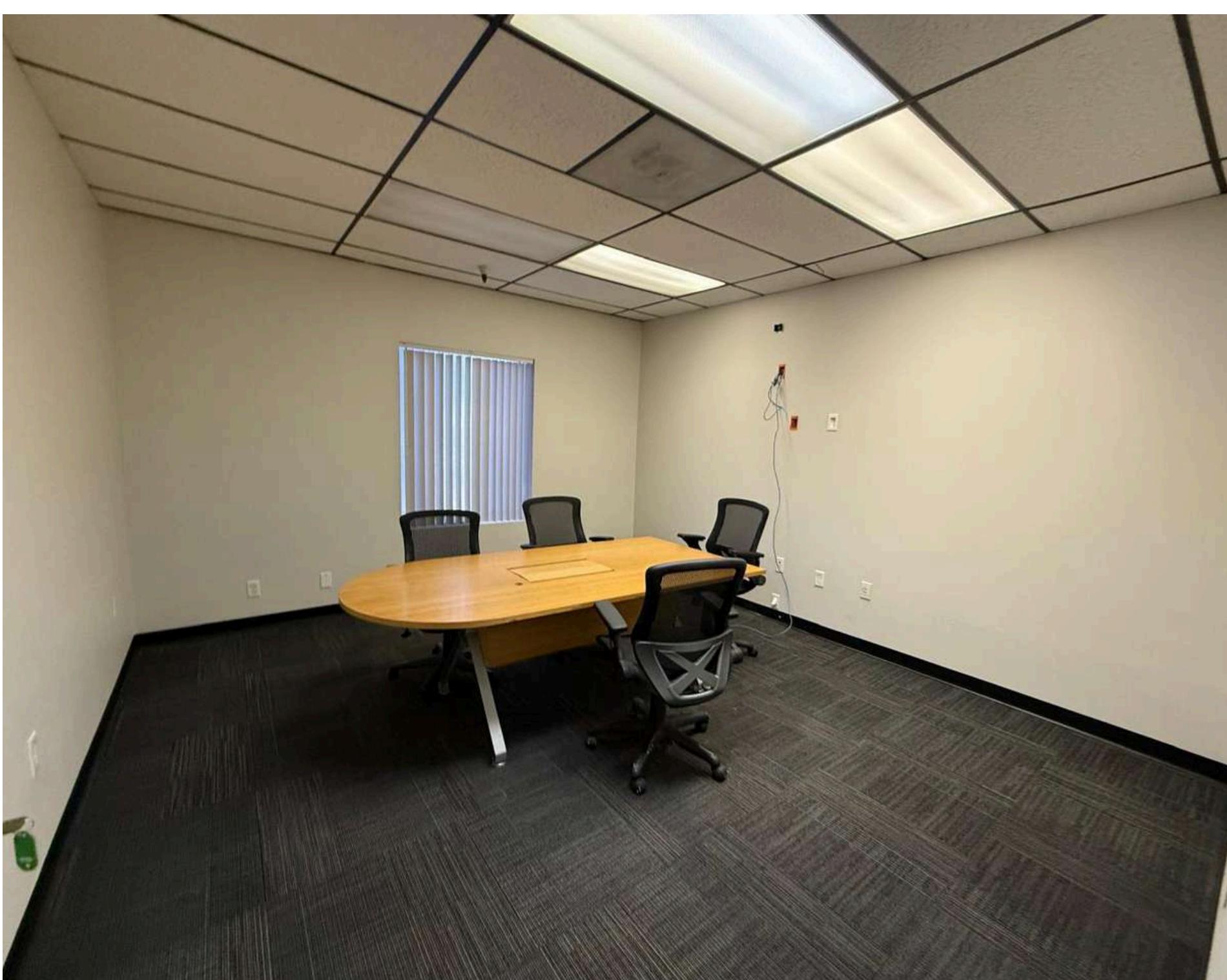
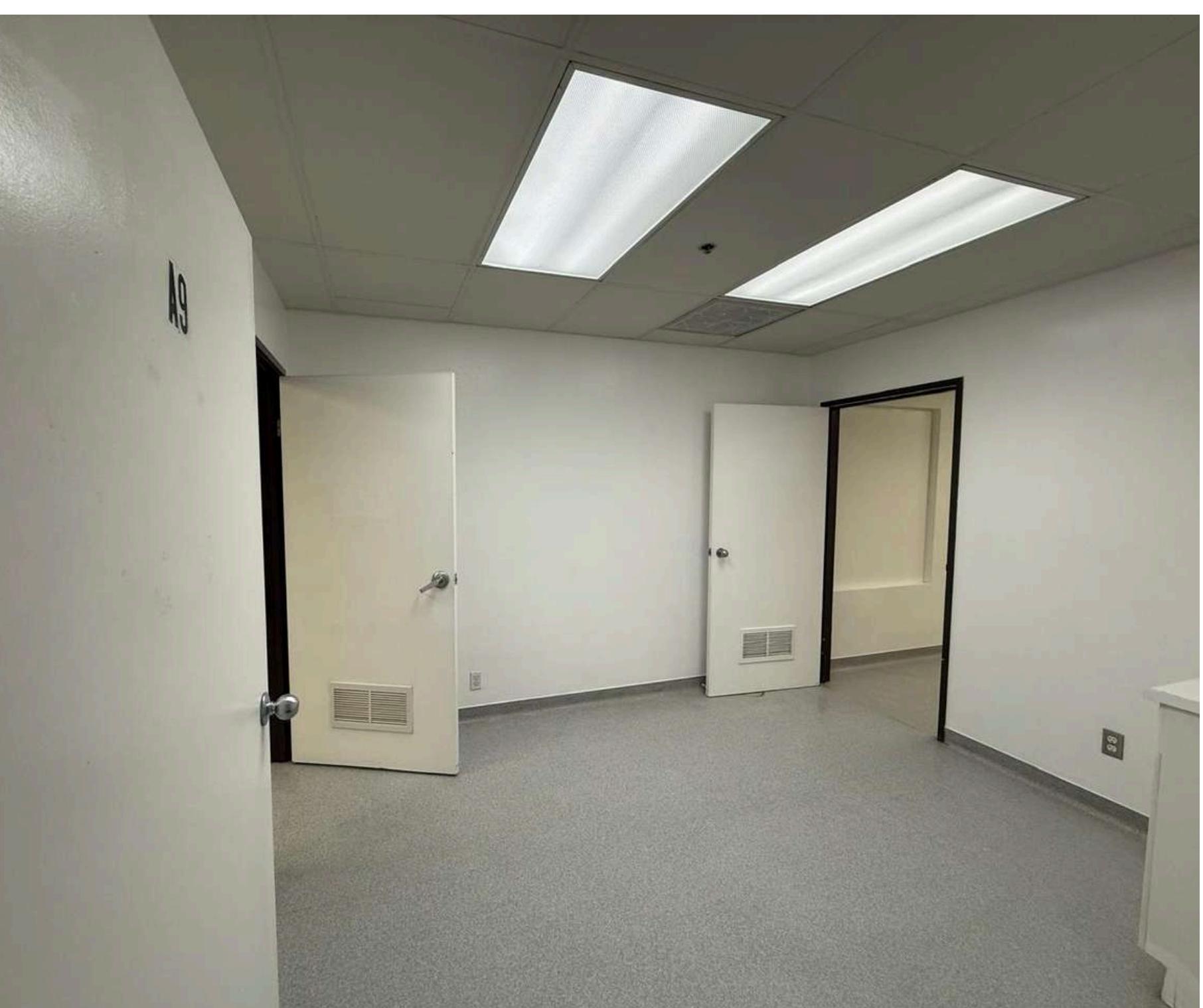
# 7901 VICKERS ST., SAN DIEGO, CA 92111

## FULLY FUNCTIONAL OFFICE/LAB SPACE



# 7901 VICKERS ST., SAN DIEGO, CA 92111

## FULLY FUNCTIONAL OFFICE/LAB SPACE



7901 VICKERS ST., SAN DIEGO, CA 92111

FULLY FUNCTIONAL OFFICE/LAB SPACE

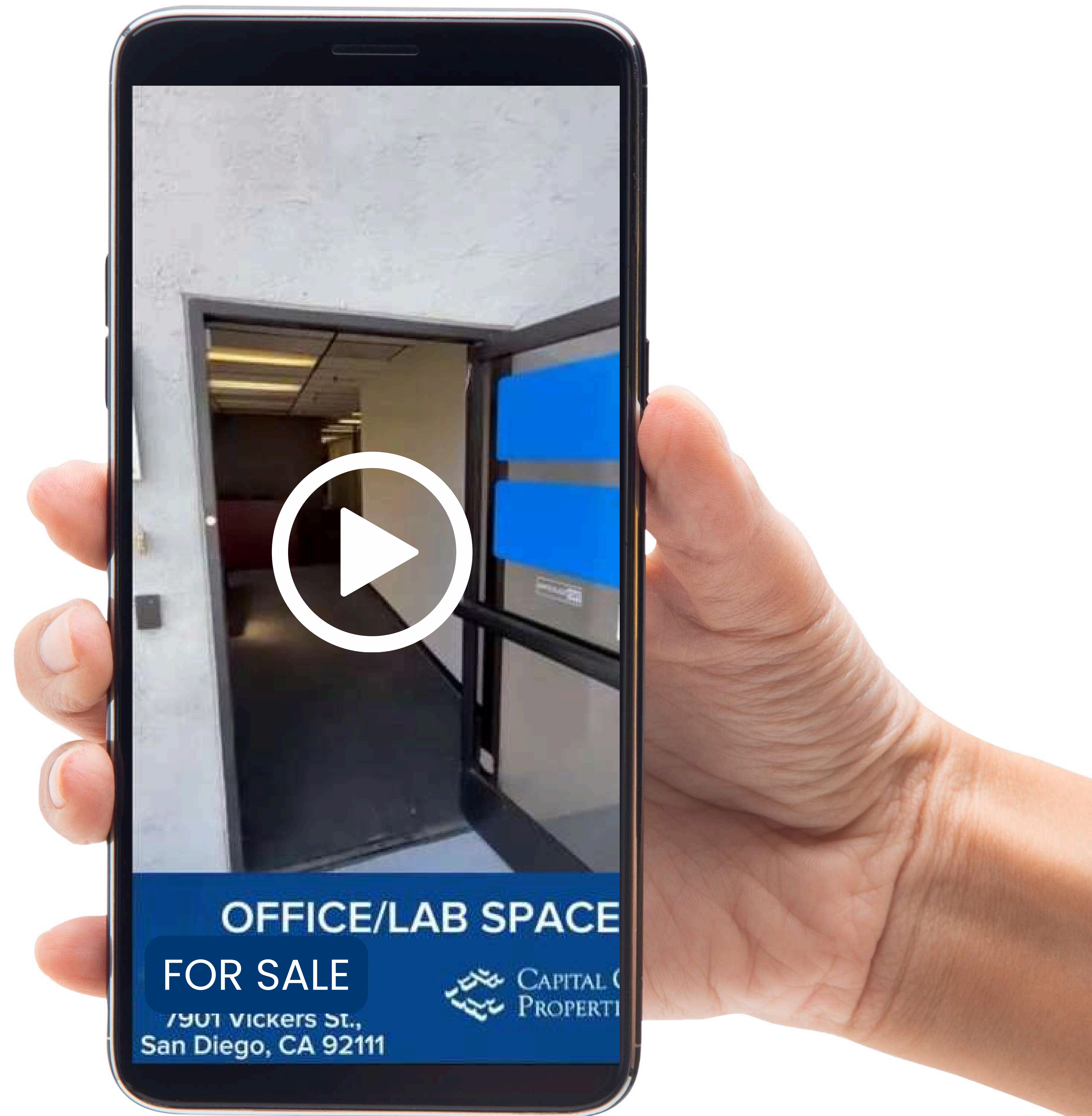


## WHAT ABOUT A VIRTUAL TOUR?

Dive into a virtual walkthrough of this potential game-changing space.

Don't just imagine,  
experience it.

Press play and feel  
the opportunity.



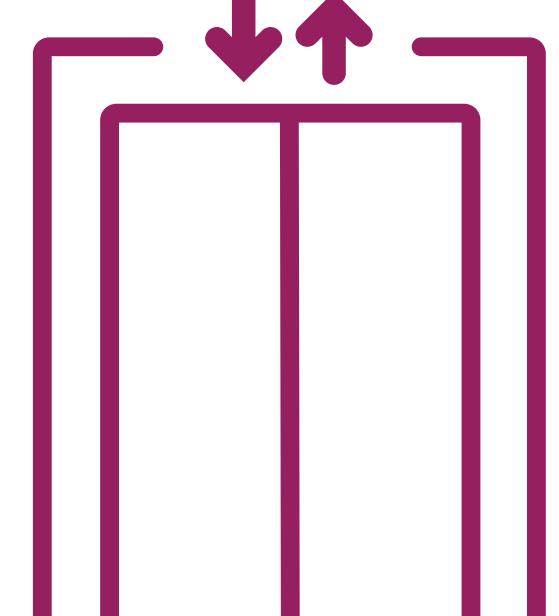
<b>Address</b>	7901 Vickers Street, San Diego, CA 92111
<b>Parking</b>	25 Spaces
<b>Description</b>	The property consists of one (1) free-standing, two (2)-story building with four (4) entrances/exits.
<b>Current Occupancy</b>	Vacant
<b>Ownership Type</b>	Fee-Simple
<b>Lot</b>	± 5,488 SF
<b>Bldg. SF</b>	± 10,253 SF
<b>Year Built</b>	1980
<b>Parcel #</b>	The property has not been sub-parceled. The offering contemplates Buyer and Seller working cooperatively to complete the sub-parceling of the lot.
<b>Zoning</b>	Industrial (M Zone)/Commercial

# PROPERTY SUMMARY



 **PARKING RATIO**  
±2.44/25 Spaces

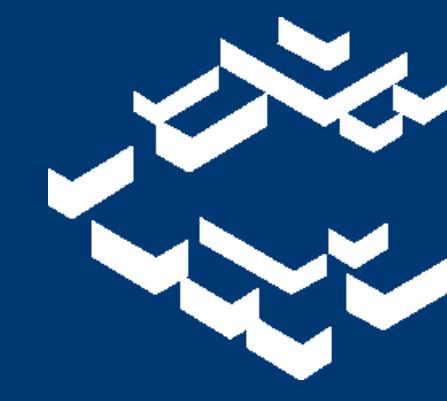
 **NO. OF BUILDINGS**  
One (1) Building

 **ELEVATOR**  
One (1)

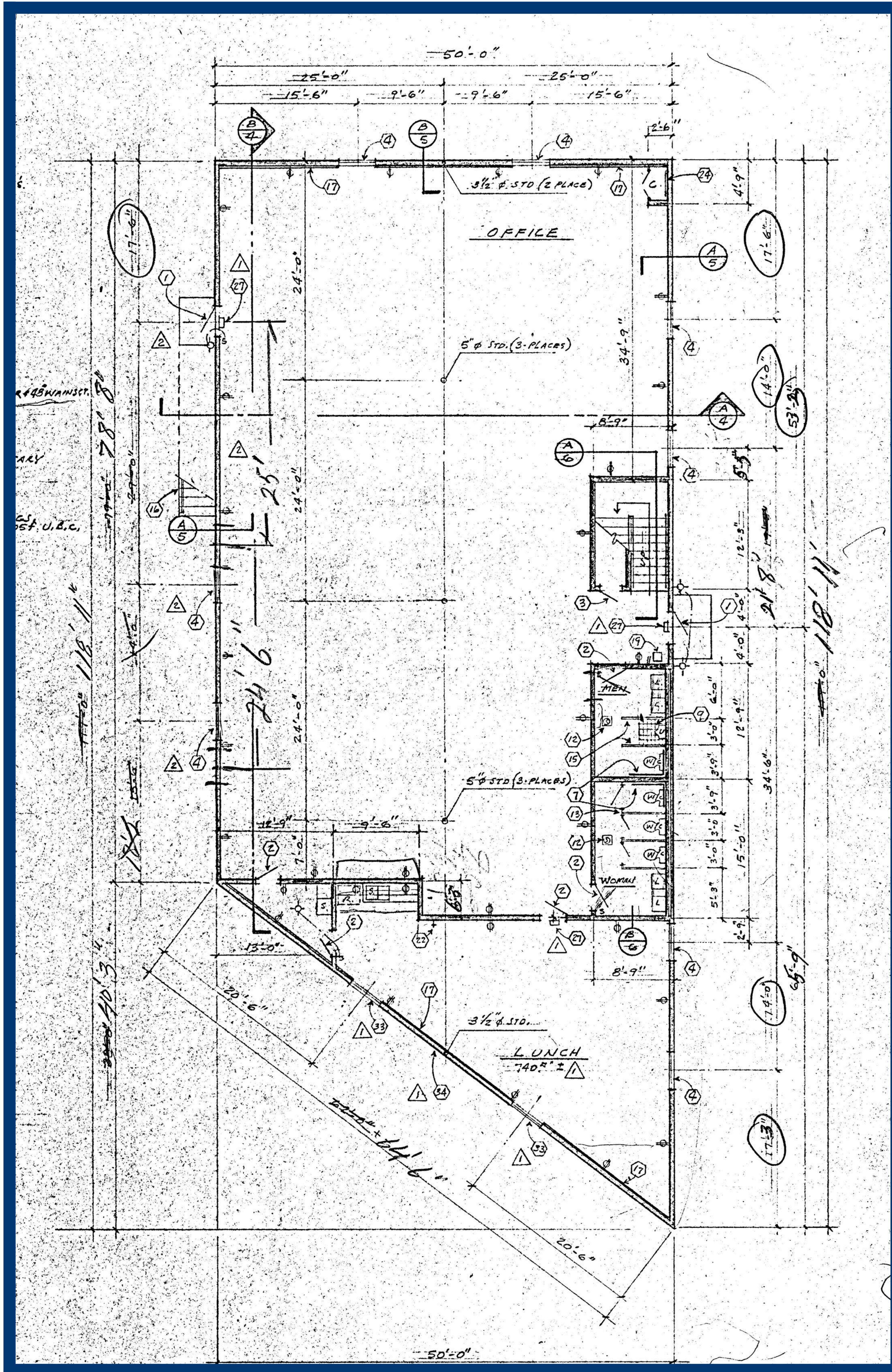
 **BUILDING SIZE**  
±10,253 SF

 **WEBSITE**  
<https://cgpincre.com/>

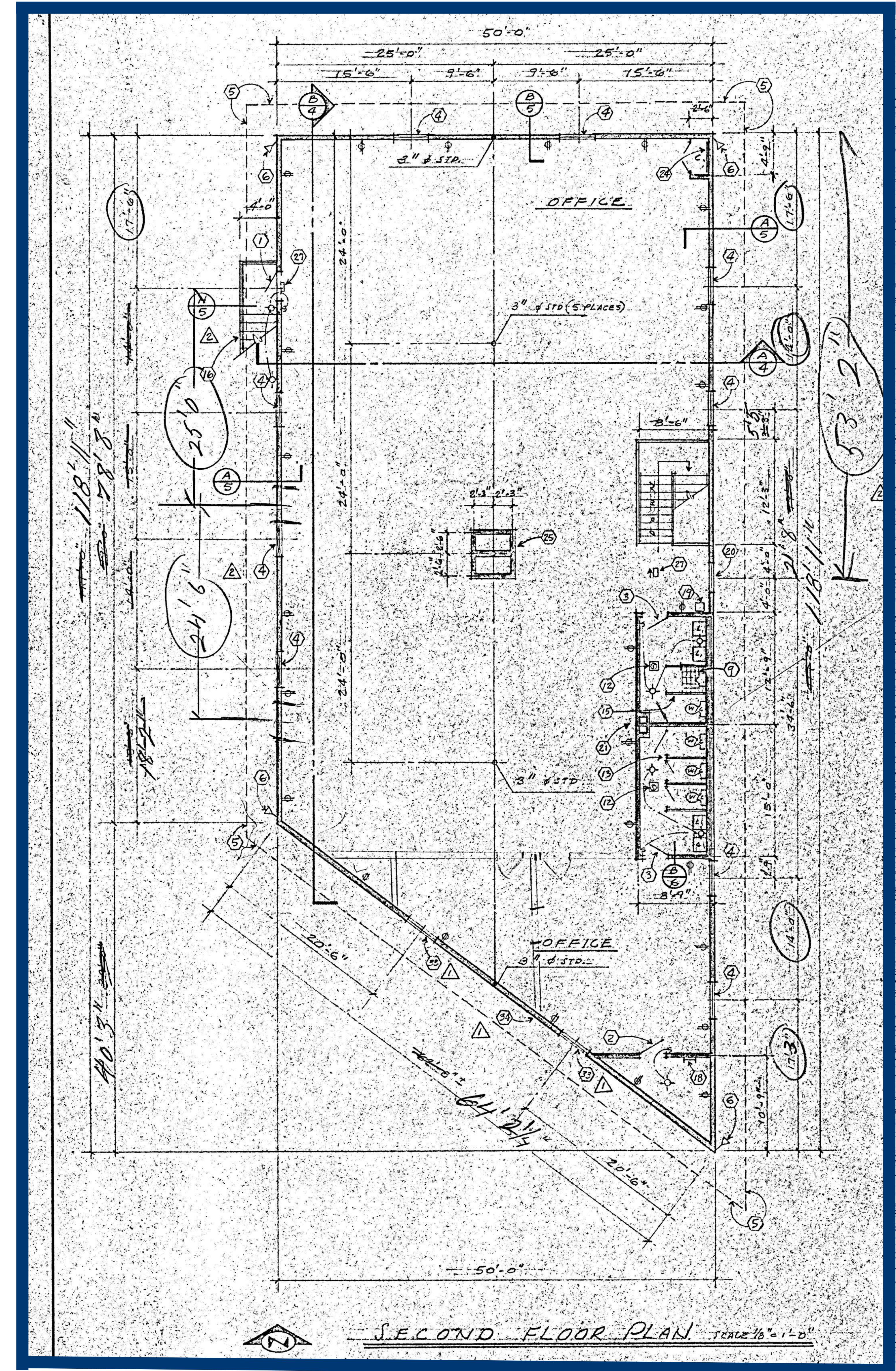
# FLOORPLAN



# CAPITAL GROWTH PROPERTIES, INC.

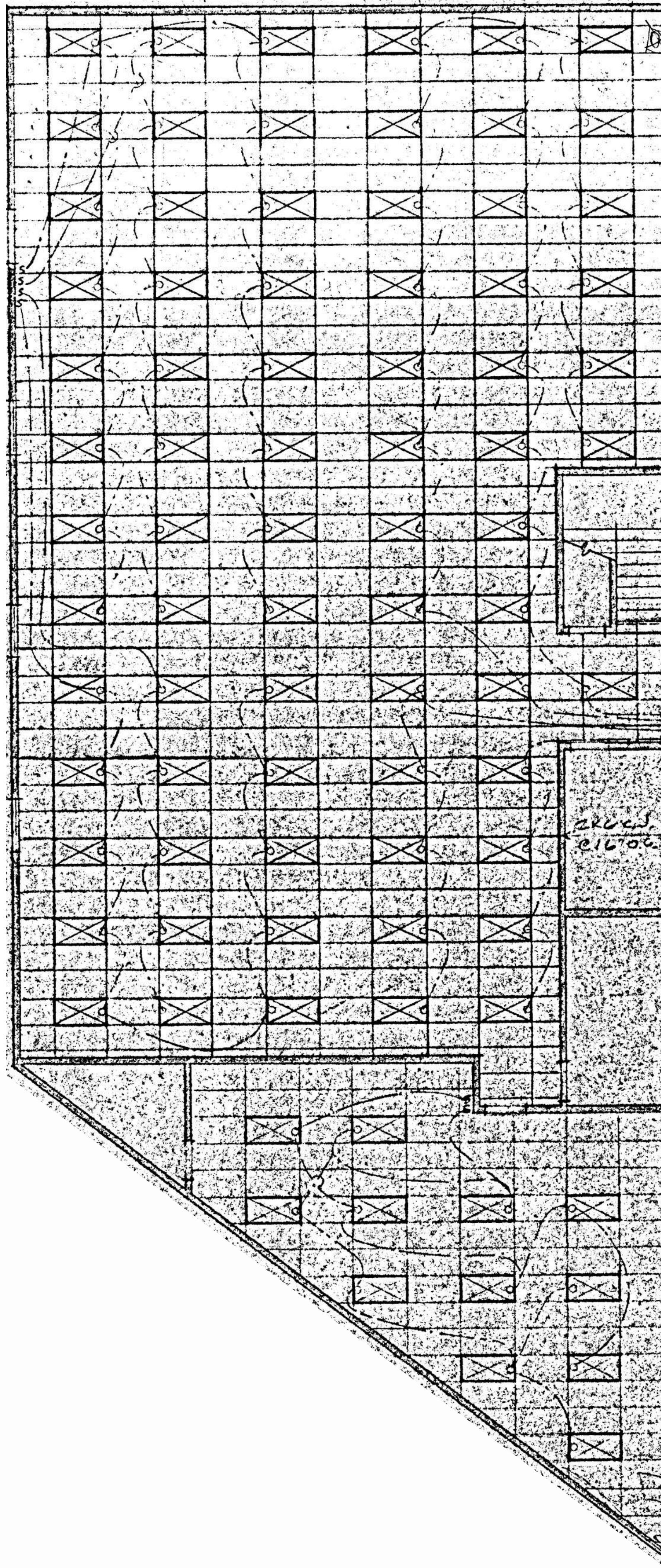


# First Floor

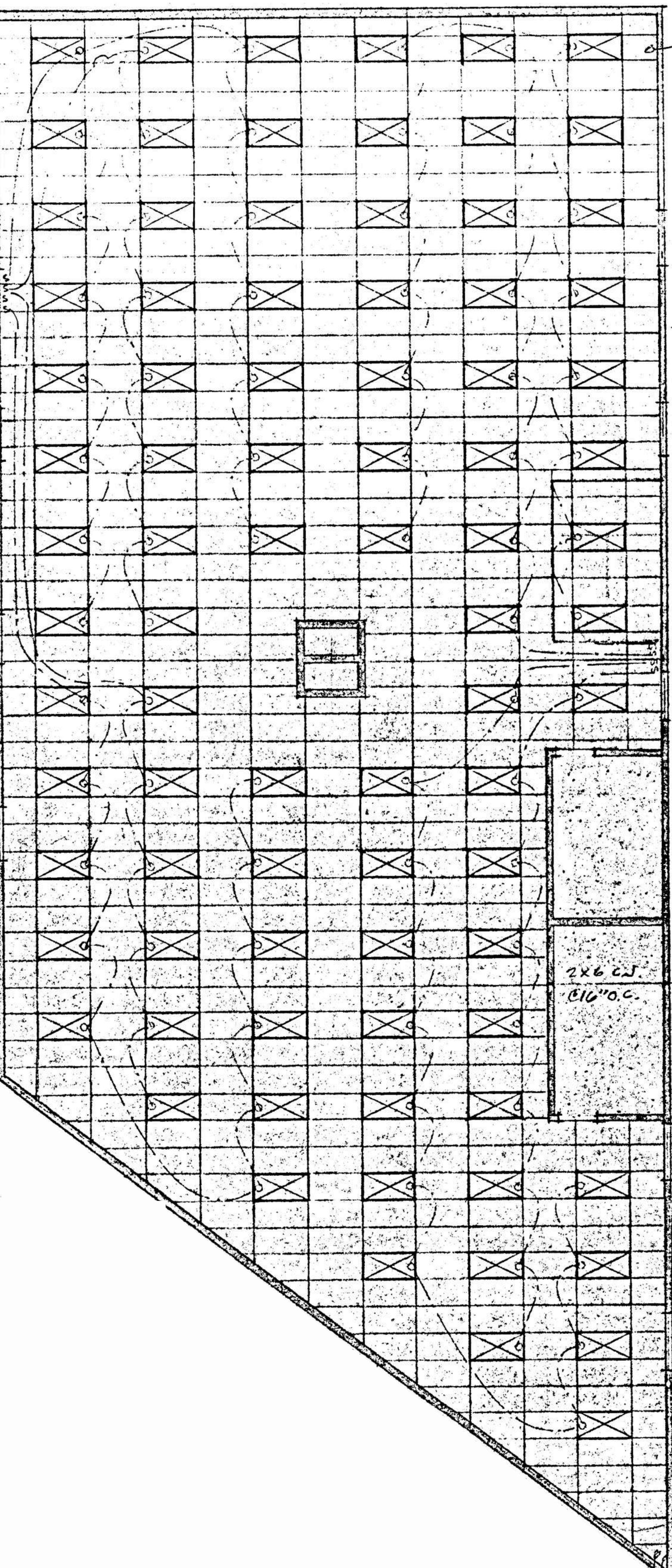


# Second Floor

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



**Second Floor**



**First Floor**



**Site Plan**

## Two-Story Standalone Building

- Includes Fully Built-Out Lab Space, Multiple Restrooms, and a Shower

## Prime Access

- Strategically Located Near I-805, Highway 163, and Highway 52

## Vibrant Location

- Situated in the Heart of the Popular Convoy District, Surrounded by Dining, Retail, and Local Businesses

## Ample Parking

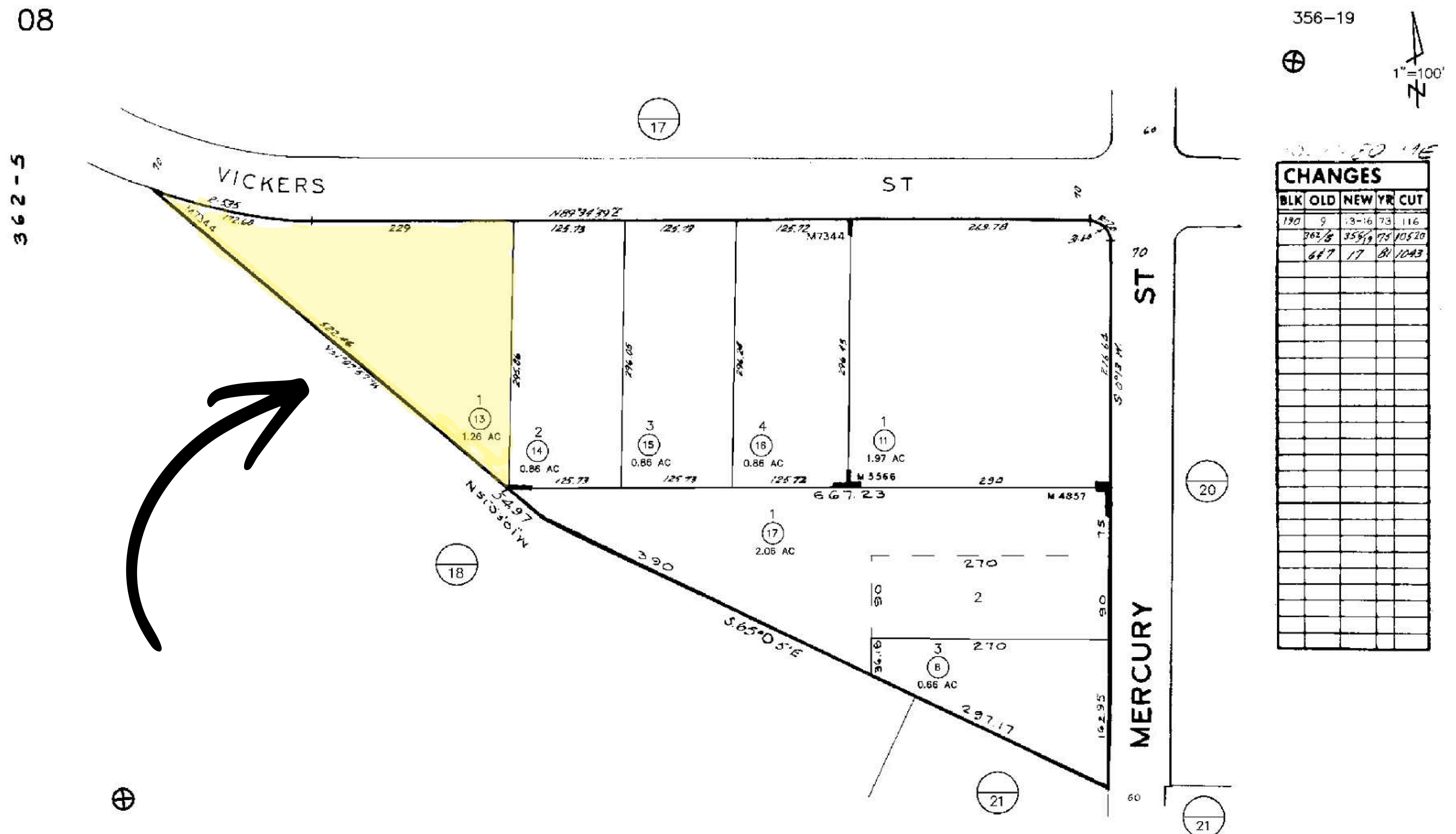
- Generous Onsite Parking Available



**First Floor**

**Second Floor**


08



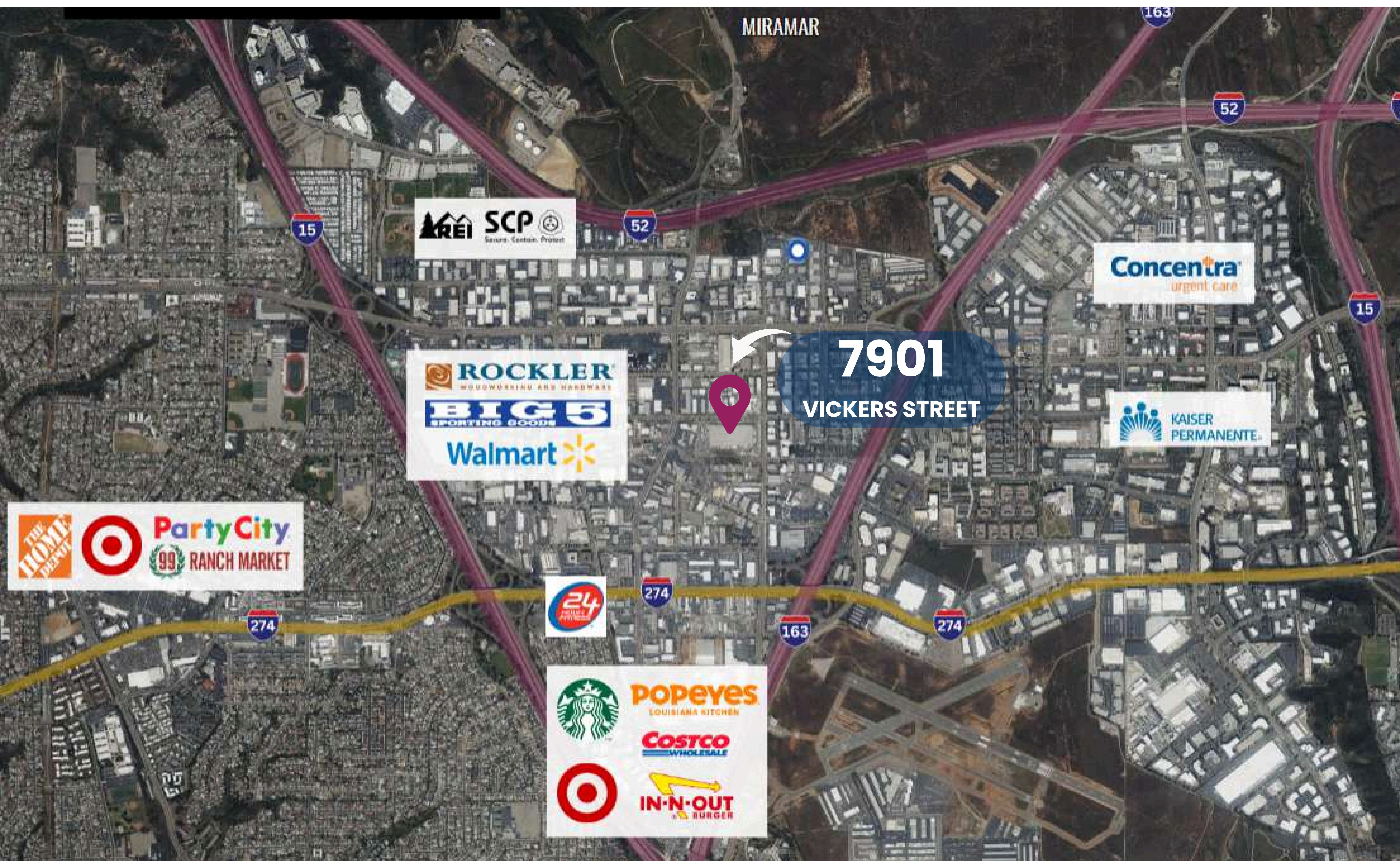
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY  
ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCE  
MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCE

MAP 7344 - GREGG INDUSTRIAL PARK  
MAP 5566 - ASBURY PARK  
MAP 4857 - MATTEI INDUSTRIAL PARK

\*The property has not been sub-parceled; the offering contemplates Buyer and Seller working cooperatively to complete the sub-parceling of the lot.



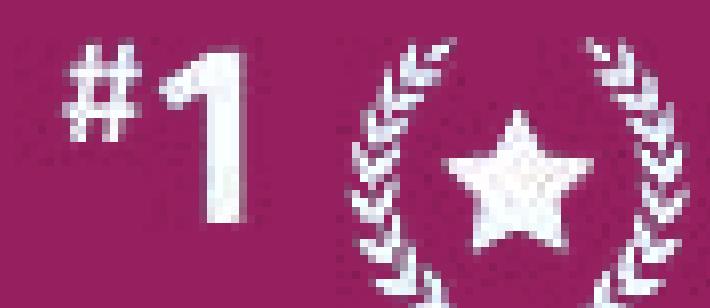
Located in the Trendy Convoy Neighborhood with  
restaurants, retail, offices and more.



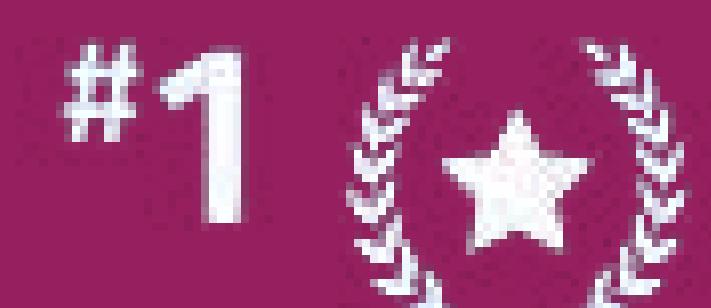
This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

**#1** 

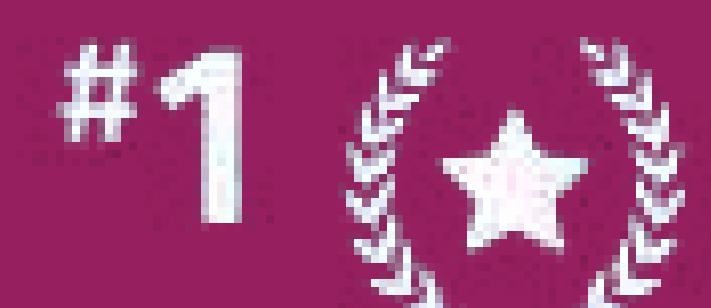
Best place in  
America to launch  
a startup  
**FORBES MAGAZINE**

**#1** 

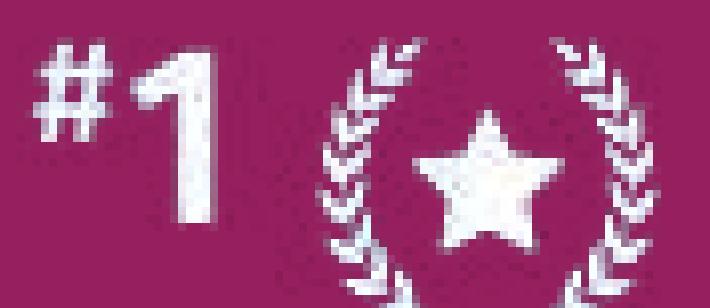
Most diverse  
high-tech sector in  
the nation  
**MILKEN INSTITUTE**

**#1** 

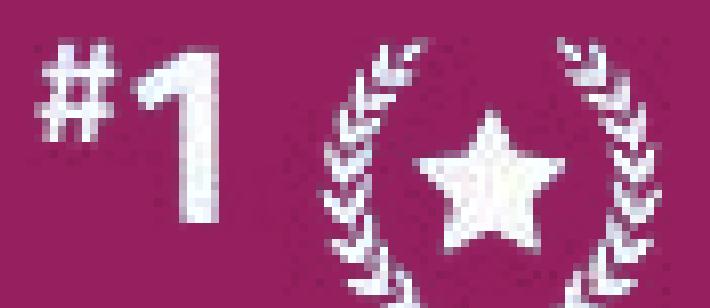
Highest number of  
active duty military  
**BEA.GOV**

**#1** 

Average commute  
time among top 25  
most populated  
metros (24.9 mins)  
**AMERICAN  
COMMUNITY SURVEY**

**#1** 

Top Metro in U.S.  
for relocation  
**APA SURVEY**

**#1** 

Top U.S. Travel  
Destination  
**MONEY MAGAZINE**



With its near-perfect climate and thriving economy, San Diego County remains one of the most sought-after regions to live and work in the U.S. The area's exceptional quality of life continues to draw residents, businesses, and visitors from around the globe.

Over the past 20 years, San Diego has built a distinct reputation—not only as a top travel destination but also as a hub for innovation in defense, biotechnology, clean energy, telecommunications, and electronics manufacturing.



AVERAGE HOME VALUE

\$698,955[1]



HOUSEHOLDS

1,165,877[1]



AVERAGE HOUSEHOLD INCOME

\$108,186[1]



POPULATION

3,334,024[3]

[1] FAST REPORT [2] U.S. BUREAU OF ECONOMIC ANALYSIS [3] UNITED STATES CENSUS BUREAU

## SAN DIEGO RANKS

**#2**

INNOVATION

PATENT INTENSITY, FEDERAL  
FUNDING, VENTURE CAPITAL  
INVESTMENT

**#2**

TALENT

GRADUATE PIPELINE, TRANSFERABLE  
SKILLS, OCCUPATIONAL  
CONCENTRATION

**#4**

GROWTH

POSTINGS, FIVE-YEAR  
OCCUPATIONAL GROWTH



## SAN DIEGO RANKINGS

#1 MOST PATENT INTENSE REGION IN THE U.S. — #3 IN THE WORLD  
SAN DIEGO ECONOMIC DEVELOPMENT CORPORATION

#3 CLEAN TECH CITY IN AMERICA  
CLEAN TECH LEADERSHIP

#3 LIFE SCIENCES HUB

#4 IN VENTURE CAPITAL DOLLARS PER EMPLOYEE  
NATIONAL VENTURE CAPITAL ASSOCIATION / U.S. BUREAU OF LABOR STATISTICS

#5 CITY FOR FAST-GROWTH COMPANIES  
INC. MAGAZINE

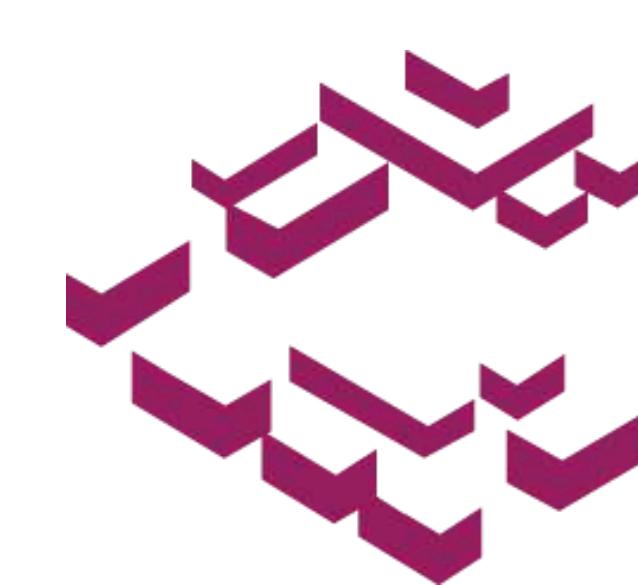
#5 SAN DIEGO RANKS FIFTH AMONG THE TOP 25 U.S. STARTUP HUBS  
U.S. CHAMBER OF COMMERCE FOUNDATION

## Specialty Demand & Physician Gap Near RBMP

- Demand for medical office space continues to outpace supply, with absorption consistently exceeding new deliveries.
- New development remains limited due to high interest rates, rising construction costs, scarce land availability, and other entry barriers.
- Since 2014, average annual medical office deliveries have been less than half the volume seen between 2005–2013.
- From 2014 to year-to-date 2024, net demand has exceeded new supply by an average of 78,657 SF annually.
- Currently, only 9,990 SF of ground-up medical office development is underway in San Diego—offering minimal short-term supply relief. The market may see limited additional space through select conversion projects in the pipeline.

## SAN DIEGO MEDICAL OFFICE STATISTICS Q2 2024

San Diego Medical Office Statistics Q2 2024								
Submarket	Total inventory (s.f.)	Q2 total net absorption (s.f.)	12-month total net absorption (s.f.)	12-month net absorption (% of inventory)	Direct vacancy (%)	Prior year vacancy (%)	Average asking rent (\$ p.s.f.)	Year-over-year change (%)
Oceanside/Vista	1,174,806	-10,497	606	0.1%	11.1%	11.2%	\$3.82	6.4%
Escondido/San Marcos	1,190,391	676	32,455	2.7%	5.4%	8.1%	\$4.45	-1.1%
North County Coastal	1,525,565	-763	25,302	1.7%	5.5%	6.9%	\$5.10	-0.6%
I-15 Corridor	1,099,739	7,183	-4,460	-0.4%	6.9%	6.7%	\$4.40	8.9%
La Jolla/UTC/Sorrento	2,018,539	20,208	-4,460	-0.7%	5.2%	3.7%	\$4.83	0.2%
Kearny Mesa/Mission Valley	2,156,458	2,577	-24,096	-1.1%	6.9%	5.5%	\$4.32	2.1%
Uptown/Hillcrest	1,011,130	0	2,586	0.3%	1.7%	2.0%	\$3.65	9.3%
East County	1,856,771	-16,252	-34,083	-1.8%	6.0%	4.1%	\$3.31	3.8%
South County	1,663,215	-16,196	-36,882	-2.2%	4.7%	2.4%	\$3.32	0.0%
Other	427,994	2,213	8,969	2.1%	2.6%	4.6%	\$3.32	-1.2%
<b>Market Totals</b>	<b>14,124,608</b>	<b>-20,416</b>	<b>-43,794</b>	<b>-0.3%</b>	<b>5.9%</b>	<b>5.4%</b>	<b>\$4.14</b>	<b>0.0%</b>
On Campus	2,161,094	-5,109	-1,332	-0.1%	3.1%	3.3%	\$4.41	3.0%
Off Campus	9,433,696	-9,085	-15,454	-0.2%	5.6%	5.1%	\$4.27	-0.7%
Adjacent to Campus	2,529,818	-6,222	-27,008	-1.1%	9.4%	8.1%	\$3.65	-1.6%



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Senior Vice President  
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858.729.9305  
CA DRE 01309241  
WA DOL 27587

## Capital Growth Properties, Inc.



1120 Silverado Street, Suite 200  
La Jolla CA 92037



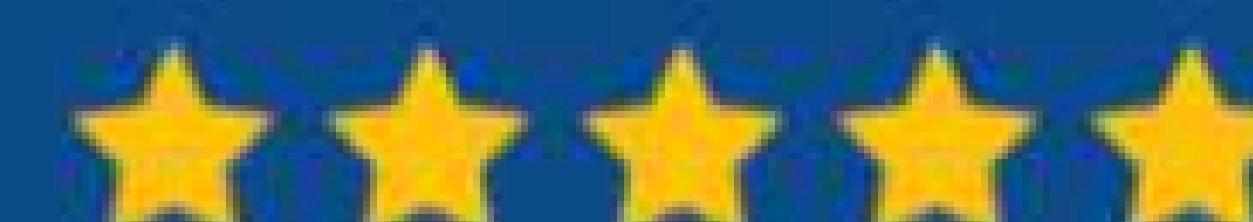
858.729.9300



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@cgpincre



*"Todd is an extremely professional Realtor that has helped clients of mine find commercial properties. Whenever I send a client his way, I know that they will be very well taken care of and I get nothing but rave reviews. I highly recommend Todd!" - Alan Cox*

Don't miss out—request the full property details now!